

OFFICIAL MINUTES
McKENZIE MUNICIPAL-REGIONAL PLANNING COMMISSION
22 AUGUST 2013 MEETING AGENDA
McKENZIE MUNICIPAL COMPLEX @ 3:30 PM

Call to Order/Establishment of a Quorum

Meeting was called to order by Chairperson Robb and a quorum was established.

Members of the Planning Commission are: Mayor Jill Holland, Dean Robb, Chair; Keith Priestley, Vice Chair; Commissioners Lisa Norris, Ken Mitchum, Garlon Prewitt, Secretary; and Jessie Townes, Council Liaison.

All members of the Planning Commission were present except Jesse Towns and Garlon Prewitt, Secretary. Jill Holland arrived at 3:40 and Garlon Prewitt came at end of meeting.

Others Present: Mark Jones, Codes Enforcement Officer;

Media: McKenzie Banner: Joel Washburn; Other: Ed Perkins, Perkins Development

II. Approval of Agenda

Motion to approve the agenda by Ken Mitchum and 2nd by Lisa Norris. Motion passed.

III. Reading and Approval of the Minutes

Motion to approve the minutes of the July 25, 2013 meeting by Ken Mitchum, 2nd by Lisa Norris. Motion passed.

IV. Mayors Report: Mayor Jill Holland: None

V. Economic Development Report by Jennifer Waldrup: None

VI. Old Business:

A. Shelton Merrill presented the McKenzie Design Committee's report on the Yard Sale Ordinance.

Discussion:

Yard Sale definition redundancy; leave 1st definition in place, remove redundant definition under "Definitions".

Hours of Operation discussed and commission agreed to "Sunrise until Sunset" similar to TN hunting regulations.

Weather delays and other situations affecting Yard Sale Permit procedures were debated and provisions added to amended Yard Sale Ordinance.

Motion to approve the amended ordinance and forward with a positive recommendation to the Board of Mayor and Council by Mayor Jill Holland, 2nd by Keith Priestly. Motion passed.

B. Review of the BWB Properties Subdivision Plat - Minor. (Amended to Perkins Development)

Discussion:

L.I. Smith & Associates, Inc. has submitted a minor plat for BWB Properties concerning property nestled on U.S. Highway 79, as well as both Clark and Cedar Streets. The property is currently zoned B-2 (Highway Business) and M-2 (Heavy Industrial). The subject area consists of 5.51 acres and does not appear to be located within an area of one percent (1%) chance of periodic flooding. Owner: Mr. Terry Blakemore / BWB Properties and is further described as Carroll County Tax Map 011, Parcel 052.03. Property ownership has changed and is currently represented by Ed Perkins,

Perkins Development and the request is amended to reflect that change.

Planner Shelton Merrill and Codes Officer Jones verified that the plat application details were complete and approval is recommended.

Motion to approve the amended final plat by Keith Priestly, 2nd by Mayor Jill Holland. Motion passed.

C. Review of the BWB Properties rezoning request concerning property along Clark Street from M2 to B2. (Amended to Perkins Development)

Discussion:

BWB Properties submitted a rezoning request in order to have property located on Clark Street rezoned from M-2 (Heavy Industrial) to B-2 (Highway Business). The total property is located on U.S. Highway 79 and both Clark and Cedar Streets. The property which is zoned both M-2 and B-2 is further described as a portion of Tax Parcel 052.03, Carroll County Tax Map 011. The owner wishes to develop the subject property commercially and desires to have the entire property solely zoned B-2 (Highway Business). Property ownership has changed since the May 2013 rezoning request and is currently represented by Ed Perkins, Perkins Development and the request is amended to reflect that change. Codes Officer Jones verified that the rezoning application details were complete and approval is recommended.

Motion to approve the amended request and forward with a positive recommendation to the Board of Mayor and Council by Mayor Jill Holland, 2nd Lisa Norris. Motion passed

VII. New Business:

A. Review of the Jeremy W. Legens' property De-annexation Packet.

Discussion:

It had been brought to staff's attention by city officials that a small portion of Mr. Jeremy W. Legens property located on Ben Smith Road had been erroneously included within an executed annexation that took place in 2006.

This de-annexation area is located along the western right-of-way of Ben Smith Road (a portion of Parcel 16.08 as depicted on Henry County Tax Map 162). The subject property is owned by Mr. Jeremy W. Legens. The area will still be located in the Planning Region and Urban Growth Boundary.

Planner Shelton Merrill presented the De-annexation Packet including the Ordinance, Map and Public Hearing Notice for review and recommendation to the Board of Mayor and Council.

Motion to approve the De-annexation Packet and forward with a positive recommendation to the Board of Mayor and Council by Mayor Jill Holland, 2nd Lisa Norris. Motion passed

VIII. Other Business: None

A. Agenda & Regular Meeting Schedule Dates:

Agenda: Thursday September 12, 2013 at 2:30 PM;

Monthly: Thursday September 19, 2013 at 4:30 PM (Planner Schedule Conflict)

B. Adjournment:

Motion to adjourn by Keith Priestly; 2nd by: Lisa Norris; Motion passed. Adjournment Time: 4:03 PM